

**GOVERNMENT OF ANDHRA PRADESH**  
**A B S T R A C T**

Municipal Administration & Urban Development Department – Hyderabad  
Revised Building Rules, 2006 –Amendment – Notification – Issued.

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT**

**G.O.Ms.No. 471**

**Date:28.10.2010**

**Read the following :**

1. GOMs No.423 MA&UD(M) Dept Dated 31-07-1998
2. GOMs No.601 MA&UD(M) Dept Dated 05-11-1988
3. GOMs No.86 MA&UD(M) Dept Dated 03-03-2006
4. From the C/MCH Lr.No. 355/TPS/HO/MCH/2006 Dt 17-3-2006.
5. GOMs No.171 MA&UD(M) Dept Dated 19-04-2006
6. From the C/MCH Lr.No. 355/TPS/HO/MCH/2006 Dt 19-05-2006.
7. GOMs No.623 MA&UD(M) Dept Dated 01-12-2006
8. GOMs No. 17 MA&UD(M) Dept Dated 10-01-2007
9. GOMs No. 744 MA&UD(M) Dept Dated 04.10.2007

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**ORDER :**

In the Government Orders 1<sup>st</sup> and 2<sup>nd</sup> read above, Government have issued Special Regulations to maintain special characteristics of Banjara Hills and Jubilee Hills areas in Hyderabad city, restricting the maximum height for residential building to 10 meters with an Floor Space Index (FSI) of 1.00 and in case of commercial buildings, the maximum height to 15 meters with an FSI of 1.5. Rule 5(g) of the Hyderabad Revised Building Rules 2006, issued in the reference 3<sup>rd</sup> read above also provides that in case of Banjara Hills and Jubilee Hills area, the building restrictions imposed in Government Orders 1<sup>st</sup> and 2<sup>nd</sup> read above would be applicable.

2. In the references 4<sup>th</sup> and 6<sup>th</sup> read above, the Commissioner of erstwhile Municipal Corporation of Hyderabad (MCH) stated that the property owners of Banjara Hills and Jubilee Hills areas are not in a position to utilize the additional built up area permitted as concession in lieu of surrendering of land for road widening, due to height and requested that additional heights may be permitted on the Road No.2 and 3 of Banjara Hills and Road No. 36 of Jubilee Hills, in cases where owners have surrendered land free of cost in road widening.

3. Accordingly Government have issued orders vide GO 9<sup>th</sup> read above duly amending the provisions of the Hyderabad Revised Common Building Rules, 2006.

4. Certain representations were received by the Government to make applicable the provisions of the Hyderabad Revised Common Building Rules, 2006 to the approved commercial proposals in plots abutting road No.10, Jubilee Hills Hyderabad keeping in view high cost of land surrendered free of cost to facilitate road widening of road No. 10 Jubilee Hills, Hyderabad.

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5. Government after careful examination of the matter, hereby decided to extend the provisions of the Hyderabad Revised Common Building Rules, 2006 and as amended from time to time to the approved commercial proposals of plots abutting road No. 10, Jubilee Hills, Hyderabad subject to maximum permissible height of 15 mts.

6. Accordingly, the following Notification will be published in an Extraordinary issue of the Andhra Pradesh Gazette **Dated 01.11.2010**

### **NOTIFICATION**

In exercise of the powers conferred under Section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act, 1955 (Andhra Pradesh Act No. 2 of 1956) and Sections 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, (Andhra Pradesh Act 1 of 1975) the Government of Andhra Pradesh hereby amend the Hyderabad Revised Building Rules, 2006 issued in G.O.Ms.No.86, MA & UD Department, dated: 03.03.2006 and published in Rules Supplement to Part-I Extraordinary of the A.P. Gazette, dated: 04.03.2006 and as subsequently amended.

### **AMENDMENTS.**

After clause (ii) of sub rule (g) of rule 5 of the said rules, the following shall be added namely :

“(iii): In case of approved commercial proposals of plots abutting road No. 10, Jubilee Hills, Hyderabad, the provisions of these rules shall be applicable subject to maximum permissible height of 15 mts”.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**T.S. APPA RAO  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner and Director, Printing, Stationery and Stores Purchase  
A.P. Hyderabad ( in duplicate, with a request to publish the in the  
Extraordinary Gazette of A.P. dated:01.11.2010 and furnish 1000 copies  
to Government)  
The Commissioner, Greater Hyderabad Municipal Corporation,  
Hyderabad.  
The Director of Town and Country Planning, A.P. Hyderabad.  
The Commissioner and Director of Municipal Administration, A.P.  
Hyderabad.  
The Metropolitan Commissioner, Hyderabad Metropolitan Development  
Authority, Hyderabad.  
The Vice Chairman of , HADA/CDA/BPPA  
The Airport Authority of India, Hyderabad Airport, Hyderabad.  
The Director General Fire Services, A.P Hyderabad.  
The Chairperson, AP Transco.

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The Managing Director, H.M.W.S&S.B, Hyderabad.  
The Engineer in Chief (Public Health) Hyderabad.  
The Commissioner & Inspector General of Registration & Stamps.  
A.P Hyderabad.  
The Managing Director, AP Housing Board, Hyderabad.  
The District Collectors of Hyderabad and R.R. Districts.

**Copy to:**

The PS to Spl. Secy to CM  
The P.S. to M (M.A).  
The P.S. to Principal Secretary to Government, (UD) & (MA)  
(MA&UD Dept)  
The Law (A) Department  
Sf/Sc.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**